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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Mount Pleasant Historic District</b>	(x) Consent
Address:	<b>1893 Ingleside Terrace NW</b>	
Meeting Date:	<b>April 28, 2022</b>	(x) New construction
Case Number:	<b>22-239</b>	(x) Permit

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The applicant, Joel Heisey, agent for property owners Rebecca Moutry and Oscar Maccio, requests the Board's review of an application to construct a one-story, one-bay garage with roof deck, partially built into the steep grade falling toward Rock Creek.

The structure is pretty typical of what can be found along this alley and many others. There are two detail issues. First, it would be better to have a single cladding material—fiber-cement siding *or* stucco throughout—than to have both.

Second, it would be more compatible to pursue the option of a lower, open rail around the deck. Fences do not really belong atop buildings. The Board has supported them when a garage-top deck has been an extension of the rear-yard grade, and the fence a continuation of the rear-yard fence. But on this steep grade, the garage itself becomes a much taller wall on the alley, and the fence adds disproportionately to that height, relative the fences and structures at immediately abutting properties. Further, this property already has a large deck immediately behind the house, and perhaps less need for another so private at the alley.

The applicant has opted to pursue the lower railing.

**Recommendation**

*HPO recommends that the Board recommend issuance of a permit for construction of the garage, with the 42-inch-tall railing and with reconsideration of the contrast of materials on the alley side.*